



Memorandum

To: Town Plan and Zoning Commission
From: Jennifer Valentino Rodriguez, AICP, Director of Planning and Development
Date: June 30, 2022
Re: Petition by Aaron J. Romano for a proposed Zoning Regulation text amendment to allow for the expansion of farm activities to include agritourism

Regarding the proposed Zoning Regulation text amendment to allow for the expansion of farm activities to include agritourism submitted by applicant Aaron J. Romano this office, after consultation with the Town Attorney, asks that the Commission consider further discussion of the following questions and sections prior to taking action:

1. Do we need to include harvesting of oysters, clams, mussels, other mulluscan shellfish in the definition of agriculture? I believe so based on the State's definition, though we don't typically think of these in Bloomfield.
2. Can we add "subject to Inland Wetland and Watercourses Commission" to the definition of agriculture?
3. Add "short stay of less than 10 days where guests engage in farming activities" to farm stay in definition of agritourism.
4. Do we need to include group meditation, drum circles and yoga as farm-based recreational activities in the definition section?
5. Farm Store references a Farm Restaurant. Do we need a definition? Can we expand on that?
6. In the Agricultural Event definition should it say "includes fundraising events" or "limited to"? I think includes works better. Not all agricultural events are fundraisers.
7. Under the non-agricultural event definition, expand on "how the event is an accessory use".
8. 8.5.A.1. Limited Farm Store, why 8:00 p.m.?
9. 8.4.A.1.(5) What activities//events are in a store?
10. 8.4.A.2. and 3. Combine farm based recreational and educational activities, do we need presentations? How are these different? Check back with definitions to be consistent.
11. 8.4.A.5. (1) up to 15 agricultural events – discussion point, how many altogether?
12. 8.4.A.5. (2) confirm consistent with zoning and building code for temporary structures, time period, size, whether it's considered a structure or not
13. 8.4.A.5. (3)b. is it realistic to review up to 15 events in advance? Tough for applicant and ZEO?
14. 8.4.A.6.(1) is there any notice to the town of events under 50 persons – Yes, anything under Section 8 requires zoning sign off, just not TPZ and public hearing,

agritourism regulation

see if we can make more clear when events require no sign off, ZEO sign off, Special Permit via TPZ. Does this section mean there can be unlimited events for under 50 persons?

15. 8.4.A.6.(2) multi day and temporary permit should still need ZEO sign off, are these part of or in addition to the other 15 events, unlimited? How does ZEO decide? Commission decide? Do all parcels have to qualify, individually, as a farm?
16. 8.4.A.7. get something in writing from the fire marshals that they're ok with this line
17. 8.5.B.2 \$2500 is too low, see other towns' requirements, consider \$15,000 or more, use revenues vs. sales
18. 8.5.B.3 be more clear about what is required on the site plan. See 8.5.C. refers to layout plan. Make consistent.
19. 8.5.B.5. remove word "excessive"
20. 8.5.C. change to require 10 days before the planned event and ZEO approval not later than 3 business days, is this doable?
21. 8.5.D.1. fines and/or other legal remedy deemed appropriate by the ZEO, check with 8.5.D.1
22. Agrees with no camping overnight
23. 7.4.B.1 What is an active farm? Define?
24. 7.4.B.2. \$2500 too low, use revenues vs. sale, add "a holder of an active Farmer Tax Exemption...", grant – if ever granted? annually?
25. 7.4.B.5. remove excessive
26. 7.4.C.1. limitation of hours? Can it include a restaurant? Live amplified music? Sell alcohol? Any day all year?
27. 7.4.C.1.(1) amend to say "only" sell agricultural products, then have to define, clarify alcohol or not?
28. 7.4.C.1.(2) again clarify not alcohol in regard to beverages
29. 7.4.C.1.(3) refer to site plan and make consistent
30. 7.4.C.1.(4) 12:00 p.m. and 10 a.m. in 7.4.C.1.(5)c. or not consistent
31. 7.4.C.1.(5)a. fifteen? Total? In addition to? Single permit is impractical
32. 7.4.C.1.(5)b. consistent with other regs
33. 7.4.C.2.(2) no limit on the number of indoor non-agricultural events
34. 7.4.C.2.(3) change 10:00 to 9:30
35. 7.4.C.3. check with Fire Marshal
36. 7.4.D.9. define periodic review
37. 7.4.E.1. add right of appeal (which does not stay an enforcement order)
38. All references to music must include compliance with Town of Bloomfield Noise Ordinance